

DESIGN REVIEW BOARD OF MONTEREY PARK AGENDA

**REGULAR MEETING
Monterey Park City Hall Council Chambers
320 West Newmark Avenue**

**Tuesday
April 17, 2018
7:00 PM**

MISSION STATEMENT

**The mission of the City of Monterey Park is to provide excellent services
to enhance the quality of life for our entire community.**

Documents related to an Agenda item are available to the public in the Community and Economic Development Department – Planning Division located at 320 West Newmark Avenue, Monterey Park, CA 91754, during normal business hours and the City's website at www.montereypark.ca.gov.

PUBLIC COMMENTS ON AGENDA ITEMS

You may speak up to 5 minutes on Agenda item. You may combine up to 2 minutes of time with another person's speaking. No person may speak more than a total of 10 minutes. The Board Chair and Board Members may change the amount of time allowed for speakers.

Per the Americans with Disabilities Act, if you need special assistance to participate in this meeting please call City Hall at (626) 307-1359 for reasonable accommodation at least 24 hours before a meeting. Council Chambers are wheelchair accessible.

CALL TO ORDER Chair

ROLL CALL Elizabeth Yang, Gay Q. Yuen, and Ivan Lam

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS

PUBLIC COMMUNICATIONS (Related to Items NOT on the Agenda). While all comments are welcome, the Brown Act does not allow the Commission to take action on any item not on the agenda. The Commission may briefly respond to comments after Public Communications is closed. Persons may, in addition to any other matter within the Commission's subject-matter jurisdiction, comment on Agenda Items at this time. If you provide public comment on a specific Agenda item at this time, however, you cannot later provide comments at the time the Agenda Item is considered.

ORAL AND WRITTEN COMMUNICATIONS

[1.] PRESENTATIONS - None.

[2.] CONSENT CALENDAR –

2-A. APPROVAL OF MINUTES

It is recommended that the Design Review Board:

- (1) Approve the minutes from the regular meetings of March 6, 2018; and
- (2) Take such additional, related, action that may be desirable.

[3.] PUBLIC HEARING -

3-A. NEW WALL SIGN – 631 SOUTH ATLANTIC BOULEVARD – (DRB-18-02)

The applicant, Johnny Estrada of Estrada Signs Inc., is requesting design review approval for a new wall sign at 631 South Atlantic Boulevard in the C-P (Commercial Professional) Zone.

California Environmental Quality Act (CEQA):

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is Categorically Exempt under § 15311, Class 11(a) (On-premise Signs), in that the proposed project consists of the installation of an on-premise wall sign.

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approving the requested Design Review Board (DRB-18-02) application; and
- (5) Taking such additional, related, action that may be desirable.

3-B. SINGLE-FAMILY RESIDENTIAL DWELLING ADDITION GREATER THAN 2,000 SQUARE FEET – 1580 WEST LONGHILL DRIVE – (DRB-17-28)

The applicant, Nick Wang, on behalf of the property owner, Elmo Perez, is requesting design review approval for a new 1,357 square foot first floor addition, and exterior remodel to an existing single-family dwelling that will result in a total square footage greater than 2,000 square feet at 1580 West Longhill Drive in the R-1 (Single-Family Residential) Zone.

California Environmental Quality Act (CEQA):

The project is categorically exempt under § 15301, Class 1 (Existing Facilities) (e) (1) Addition to an existing structure provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition.

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approving the requested Design Review Board (DRB-17-28) application; and
- (5) Taking such additional, related, action that may be desirable.

3-C. SINGLE-FAMILY RESIDENTIAL DWELLING ADDITION GREATER THAN 2,000 SQUARE FEET – 656 KEMPTON DRIVE – (DRB-18-04)

The representative, Kenneth Krause, on behalf of the property owners, Martin and Geraldine Krause, is requesting design review approval for a 81 square foot first floor addition, and a new 1,226 square foot second floor addition to an existing single-family residential dwelling that will result in a total square footage greater than 2,000 square feet at 565 Kempton Avenue in the R-1 (Single-Family Residential) Zone.

California Environmental Quality Act (CEQA):

The project is categorically exempt under § 15301, Class 1 (Existing Facilities) (e) (1) Addition to an existing structure provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition.

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approving the requested Design Review Board (DRB-18-04) application; and
- (5) Taking such additional, related, action that may be desirable.

3-D. SINGLE-FAMILY RESIDENTIAL DWELLING ADDITION GREATER THAN 2,000 SQUARE FEET – 332 BLUFFDALE STREET (DRB-18-05)

The applicant, Teresa Vargas of Vargas Design, on behalf of the property owner, Carlos Hernandez, is requesting design review approval for a new 499 square foot first floor addition, 1,318 square foot second floor addition, and exterior remodel of the existing dwelling to an existing single-family residential dwelling that will result in a total square footage greater than 2,000 square feet at 332 Bluffdale Street in the R-1 (Single-Family Residential) Zone.

California Environmental Quality Act (CEQA):

The project is categorically exempt under § 15301, Class 1 (Existing Facilities) (e) (1) Addition to an existing structure provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition.

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approving the requested Design Review Board (DRB-18-05) application; and taking such additional, related, action that may be desirable.

3-D. NEW SINGLE-FAMILY RESIDENTIAL DWELLING WITH AN ATTACHED 3-CAR GARAGE – 1365 LIGHTVIEW STREET (DRB-18-06)

The applicant Kamen Lai, of Elite Design Development Inc., on behalf of the property owner, Le Mekdara, is requesting design review approval for the construction of a new 3,015 square foot 2-story (4-bedroom) single-family residential dwelling with an attached 3-car garage at 1365 Light View Street in the R-1 (Single-Family Residential) Zone.

California Environmental Quality Act (CEQA):

The project is categorically exempt under § 15311, Class 3 (New Construction or Conversion of Small Structures), in that the project consists of the development of a single-family residential dwelling in an urbanized area that is zoned for residential use.

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approving the requested Design Review Board (DRB-18-06) application; and
- (5) Taking such additional, related, action that may be desirable.

[5.] NEW BUSINESS

[4.] OLD BUSINESS

[6.] BOARD MEMBERS COMMUNICATIONS AND MATTERS

[7.] STAFF COMMUNICATIONS AND MATTERS

ADJOURN

Next regular scheduled meeting on May 1, 2018.

APPROVED BY:

MICHAEL A. HUNTLEY	
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**UNOFFICIAL MINUTES
MONTEREY PARK DESIGN REVIEW BOARD
REGULAR MEETING
MARCH 6, 2018**

The Design Review Board of the City of Monterey Park held a regular meeting of the Board in the Council Chambers, located at 320 West Newmark Avenue in the City of Monterey Park, Tuesday, March 6, 2018 at 7:00 p.m.

CALL TO ORDER:

Chair Elizabeth Yang called the Design Review Board meeting to order at 7:00 p.m.

ROLL CALL:

Planner Tewasart called the roll:

Board Members Present: Chair Elizabeth Yang, Vice-Chair Gay Q. Yuen, and Member Ivan Lam

Board Members Absent: None

ALSO PRESENT: Candice Carrasco, Planning Intern

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS: None

ORAL AND WRITTEN COMMUNICATIONS: None

[1.] PRESENTATIONS: None

[2.] CONSENT CALENDAR:

2-A APPROVAL OF MINUTES

December 5, 2017

Action Taken: The Design Review Board approved the minutes from the regular meeting of December 5, 2017

Motion: Moved by Vice-Chair Yuen and seconded by Member Lam, motion carried by the following vote:

Ayes: Members: Yang, Yuen, and Lam

Noes: Members: None

Absent: Members: None

Abstain: Members: None

[3.] PUBLIC HEARING:

3-A TIME EXTENSION (EX-18-01) TO ALLOW FOR THE CONSTRUCTION OF A NEW 2-STORY SINGLE-FAMILY DWELLING GREATER THAN 2,000 SQUARE FEET – 423 EVERETT AVENUE (DRB-16-37)

The applicant, Simon Liu, is requesting approval for a one-year time extension for Design Review Board (DRB-16-37) application to allow for the construction of a new 2,093 square foot single-family residential with an attached 2-car garage and the preservation of an existing 2-car garage at 423 Everett Avenue in the R-2 (Medium Density Residential) Zone.

Action Taken: The Design Review Board (1) opened the public hearing; (2) received documentary and testimonial evidence; (3) closed the public hearing; and (4) approved the requested Time Extension (EX-18-01) application, subject to conditions of approval as stated in the staff report.

Motion: Moved by Vice-Chair Yuen and seconded by Member Lam, motion carried by the following vote:

Ayes: Members: Yang, Yuen, and Lam
Noes: Members: None
Absent: Members: None
Abstain: Members: None

3-B SINGLE-FAMILY RESIDENTIAL DWELLING ADDITION GREATER THAN 2,000 SQUARE FEET – 900 RIDGECREST STREET – (DRB-17-26)

The applicant, Kyle Imoto, on behalf of the property owner, David Liem, is requesting design review approval for a new 1,025 square foot second floor addition, and exterior remodel to an existing single-family dwelling that will result in a total square footage greater than 2,000 square feet at 900 Ridgcrest Street in the R-1 (Single-Family Residential) Zone.

Action Taken: The Design Review Board (1) opened the public hearing; (2) received documentary and testimonial evidence; (3) closed the public hearing; and (4) approved the requested Design Review Board (DRB-17-26) application, subject to the conditions of approval as stated in the with an added condition.

Added:

1) Condition 13. A landscaping and irrigation plan for the front yard area must be submitted as part of the plan check submission. The landscape plan must clearly indicate the type and size of all proposed plants with careful consideration given to the use of drought-tolerant specimens and xeriscaping practices. The minimum size of the plants must be 5-gallons.

Motion: Moved by Vice-Chair Yuen and seconded by Member Lam, motion carried by the following vote:

Ayes: Members: Yang, Yuen, and Lam
Noes: Members: None
Absent: Members: None
Abstain: Members: None

3-C SINGLE-FAMILY RESIDENTIAL DWELLING ADDITION GREATER THAN 2,000 SQUARE FEET – 115 SOUTH ALHAMBRA AVENUE (DRB-17-19)

The applicant, Wallace Fu, on behalf of the property owners, Yuguan Zhou and Renyong Chen, is requesting design review approval for a 737 square foot first floor addition, and a new 545 square foot second floor addition to an existing single-family residential dwelling that will result in a total square footage greater than 2,000 square feet at 115 South Alhambra Avenue in the R-1 (Single-Family Residential) Zone.

Action Taken: The Design Review Board (1) opened the public hearing; (2) received documentary and testimonial evidence; (3) closed the public hearing; and (4) approved the requested Design Review Board (DRB-17-19) application, subject to the conditions of approval as stated in the staff report with added conditions.

Added:

- 1) Condition 11. Provide access to the carport area at the rear of the property.
- 2) Condition 12. Exterior dwelling color must match the existing front portion of the dwelling instead of the rear portion, subject to the review and approval of the Planner.

Motion: Moved by Member Lam and seconded by Vice-Chair Yuen, motion carried by the following vote:

Ayes: Members: Yang, Yuen, and Lam
Noes: Members: None
Absent: Members: None
Abstain: Members: None

3-D SINGLE-FAMILY RESIDENTIAL DWELLING ADDITION GREATER THAN 2,000 SQUARE FEET – 1956 CERCO ALTA DRIVE – (DRB-17-18)

The applicant, Jason Sun, on behalf of the property owner, Wilbur Quon, is requesting design review approval for a 43 square foot first floor addition, a new 896 square foot second floor addition, and exterior remodel to an existing single-family dwelling that will result in a total square footage greater than 2,000 square feet at 1956 Cerco Alta Drive in the R-1 (Single-Family Residential) Zone.

Action Taken: The Design Review Board (1) opened the public hearing; (2) received documentary and testimonial evidence; (3) closed the public hearing; and (4) approved the requested Design Review Board (DRB-17-18) application, subject to the conditions of approval as stated in the staff report with a modified condition.

Modified:

- 1) Condition 11. A landscaping plan for the front, rear, and side yard areas must be submitted as part of the plan check submission. The landscape plan must clearly

indicate the type and size of all proposed plants with careful consideration given to the use of drought-tolerant specimens and xeriscaping practices. The minimum size of the plants must be 5-gallons, subject to the review and approval of the Planner.

Motion: Moved by Member Lam and seconded by Vice-Chair Yuen, motion carried by the following vote:

Ayes: Members: Yang, Yuen, and Lam

Noes: Members: None

Absent: Members: None

Abstain: Members: None

3-E NEW SINGLE-FAMILY RESIDENTIAL DWELLING WITH AN ATTACHED 2-CAR GARAGE – 1067 ALPINE TERRACE – (DRB-17-27)

The applicant, Samuel Kuo of SGS International Inc, on behalf of the property owners, Amy Pham and Thuan Nguyen, is requesting design review approval for the construction of a new 3,020 square foot 2-story (4-bedroom) single-family residential dwelling with an attached 2-car garage at 1067 Alpine Terrace in the R-1 (Single-Family Residential) Zone.

Action Taken: The Design Review Board (1) opened the public hearing; (2) received documentary and testimonial evidence; (3) closed the public hearing; and (4) approved the requested Design Review Board (DRB-17-27) application, subject to the conditions of approval as stated in the staff report.

Motion: Moved by Vice-Chair Yuen and seconded by Member Lam, motion carried by the following vote:

Ayes: Members: Yang, Yuen, and Lam

Noes: Members: None

Absent: Members: None

Abstain: Members: None

[4.] OLD BUSINESS: None.

[5.] NEW BUSINESS: None.

[6.] BOARD MEMBERS COMMUNICATIONS AND MATTERS:

Vice-Chair Yuen inquired if there were any new appointees for the Design Review Board.

Planner Tewasart replied not at this time.

[7.] STAFF COMMUNICATIONS AND MATTERS:

Planner Tewasart provided the board with updates on major developments.

ADJOURNMENT:

There being no further business for consideration, the Design Review Board meeting was adjourned at 8:01 p.m.

Next regular scheduled meeting on March 20, 2018 at 7:00 p.m. in the Council Chambers.

Michael A. Huntley
Director of Community and Economic Development



Design Review Board Staff Report

DATE: April 17, 2018

AGENDA ITEM NO: 3-A

TO: Design Review Board

FROM: Michael A. Huntley, Community and Economic Development Director

BY: Candice Carrasco, Planning Intern

SUBJECT: New wall sign – 631 South Atlantic Boulevard (DRB-18-02)

RECOMMENDATION:

It is recommended that the Design Review Board consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approve the requested Design Review Board (DRB-18-02) application, subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is Categorically Exempt under § 15311, Class 11(a) (On-premise Signs), in that the proposed project consists of the installation of an on-premise wall sign.

EXECUTIVE SUMMARY:

The proposed project was continued from the meetings of March 20, 2018 and April 3, 2018 due to a lack of quorum.

Respectfully submitted,

A handwritten signature in blue ink, reading "M. Huntley", is written over a horizontal line.

Michael A. Huntley
Community and Economic Development Director

Attachments:

Attachment 1: Design Review Board Staff Report, dated March 20, 2018

Attachment 2: Conditions of Approval

ATTACHMENT 1

Design Review Board Staff Report dated March 20, 2018



Design Review Board Staff Report

DATE: March 20, 2018

AGENDA ITEM NO: 3-A

TO: Design Review Board
FROM: Michael A. Huntley, Community and Economic Development Director
BY: Candice Carrasco, Planning Intern
SUBJECT: New wall sign – 631 South Atlantic Boulevard (DRB-18-02)

RECOMMENDATION:

It is recommended that the Design Review Board consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approving the requested Design Review Board (DRB-18-02) application, subject to conditions of approval contained therein; and
- (5) Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is Categorically Exempt under § 15311, Class 11(a) (On-premise Signs), in that the proposed project consists of the installation of an on-premise wall sign.

EXECUTIVE SUMMARY:

The applicant, Johnny Estrada of Estrada Signs Inc., is requesting design review approval for a new wall sign at 631 South Atlantic Boulevard. The subject property is located on the southwest corner of South Atlantic Boulevard and El Portal Place. The property is zoned C-P (Commercial Professional) and is designated C (Commercial) in the General Plan.

Site Analysis

The subject property is a two-story commercial building and its related parking area to the rear of the lot. The subject commercial building is occupied by an attorney office use (Laurence E. Clark Attorney at Law).

The surrounding properties to the north, south, east and west consist of single and multi-story commercial buildings. The design and character of the surrounding wall signs consist of individual internally illuminated and non-illuminated channel letters, and cabinet signs that have a combination of both the modern English letter alphabet and Chinese characters contained within one or two rows of text.

Project Description

Wall Sign:

The new wall sign for the law office will be installed on the front (east) facing elevation of the building. The new wall sign will be individual illuminated channel letters. The wall sign will consist of a single row of text with modern English letters "LAURENCE E. CLARK ATTORNEY AT LAW." The wall sign will be comprised of a 1/8 inch white acrylic face with 3M black text. The wall sign will have 3/4 inch black trim caps with 5 inch deep white aluminum returns.

The wall sign will consist of two rows of text in modern English letters. The first row will be 15 inches high with an overall width of 18 feet, and second row will be 10 inches high with an overall width of 11 feet. The total sign area will be 31.6 square feet. The business has a building frontage elevation length of 70 feet, which allows for a maximum primary sign area of 70 square feet. The sign will be placed at a maximum height of 10 feet. The sign placement, as conditioned, will be centered on the building wall and allow for clear visibility of the sign from the public right-of-way.

CONCLUSION:

Staff reviewed the application, conducted a site inspection of the property and believes the proposed wall sign is appropriate for the site and compatible with the building design and signs from the surrounding commercial uses, with the recommended conditions.

Respectfully submitted,



Michael A. Huntley
Community and Economic Development Director

Attachments:

- Attachment 1: Conditions of Approval
- Attachment 2: Sign & Site Plans
- Attachment 3: Existing Site Photographs

ATTACHMENT 2

Conditions of Approval

CONDITIONS OF APPROVAL:

1. All work performed must be in substantial conformance with the plans date-stamped January 29, 2018 unless changed by any of the succeeding conditions. Future modifications that are not in substantial conformance, as determined by the Planner, shall require modification of this approval subject to the provisions of Monterey Park Municipal Code (MPMC) § 21.36.120.
2. Quality of all finished work must be per planner's approval before approval from Planning on building permit final.
3. All buildings or structures on the property must remain free of graffiti. Failure of the property owner to remove any graffiti, upon 24 hours written notice by the City, must authorize the City to remove or mask said graffiti at the cost of the property owner.
4. The property must be kept free of trash and debris at all times.
5. The applicant/property owner must sign and have notarized an affidavit acknowledging acceptance of the conditions of approval and return it to the Planning Division within 30 days of the effective date of this approval, or prior to the issuance of Planning's stamp of approval for building permit.
6. This design approval is for a new illuminated channel letter wall sign (case no. DRB-18-02), and is not an approval of building permits, which must be applied for separately with the Building Division.
7. When the use is discontinued, the business owner and/or property owner must remove all signage and repair/repaint any affected surfaces within 30 days.
8. A complete copy of these conditions, as approved, must be listed on the second sheet of plans submitted for a building permit pertaining to this project.
9. All conditions of this approval must be complied with prior to issuance of Planning Division's final approval for building permits.
10. Decision by the Board will be finalized 10 days after the date of the meeting. Appeal of the Board's decision must be submitted on appropriate forms to the City Clerk prior to midnight of the tenth day. After the ten days are barring an appeal, you may submit your plans for approval and apply for permits.
11. All Landscaped areas must be installed and properly maintained at all times.
12. All signs, together with all of their supports, braces, guys and anchors, shall be kept in good repair and in proper state of preservation. The display surfaces of all signs shall be kept neatly posted at all times. The sign faces must be re-paired at any sign of chipping or fading.
13. The sign must be centered vertically and horizontally along the building wall to which it is attached.



Design Review Board Staff Report

DATE: April 17, 2018

AGENDA ITEM NO: 3-B

TO: Design Review Board

FROM: Michael A. Huntley, Community and Economic Development Director

BY: Candice Carrasco, Planning Intern

SUBJECT: Addition to single-family residential dwelling greater than 2,000 square feet – 1580 West Longhill Drive (DRB-17-28)

RECOMMENDATION:

It is recommended that the Design Review Board consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approve the requested Design Review Board (DRB-17-28) application, subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15301, Class 1 (Existing Facilities) (e) (1) Addition to an existing structure provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition.

EXECUTIVE SUMMARY:

The proposed project was continued from the meetings of March 20, 2018 and April 3, 2018 due to a lack of quorum.

Respectfully submitted,



Michael A. Huntley
Community and Economic Development Director

Attachments:

- Attachment 1: Design Review Board Staff Report, dated March 20, 2018
- Attachment 2: Conditions of Approval

ATTACHMENT 1

Design Review Board Staff Report dated March 20, 2018



Design Review Board Staff Report

DATE: March 20, 2018

AGENDA ITEM NO: 3-B

TO: Design Review Board
FROM: Michael A. Huntley, Community and Economic Development Director
BY: Candice Carrasco, Planning Intern
SUBJECT: Addition to single-family residential dwelling greater than 2,000 square feet – 1580 West Longhill Drive (DRB-17-28)

RECOMMENDATION:

It is recommended that the Design Review Board consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approve the requested Design Review Board (DRB-17-28) application, subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15301, Class 1 (Existing Facilities) (e) (1) Addition to an existing structure provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition.

EXECUTIVE SUMMARY:

The applicant, Nick Wang, on behalf of the property owner, Elmo Perez, is requesting design review approval for an addition to an existing single-family dwelling that will result in a total square footage greater than 2,000 square feet at 1580 Longhill Drive. The property is zoned R-1 (Single-Family Residential) and is designated LDR (Low Density Residential) in the General Plan.

Property Description

The property is located on the south side of Longhill Drive. The lot is 9,360 square feet in size, and is currently developed with a 1,635 square foot single-story single-family residential dwelling with an attached 2-car turn-in garage.

Site Analysis

The surrounding properties located to the north, south, east and west are zoned R-1 and developed with single-family residential properties. The subject and adjacent properties are on a hillside and relatively flat. The design and character of the surrounding residential dwellings have mid-century architectural style consisting of single and two-story dwellings with attached 2-car garages, and a mixture of gable and Dutch gable roof designs built in the late 1950's.

Project Description

The applicant is proposing a new 1,357 square foot first floor addition, and exterior remodel of the existing dwelling. The total living area will be 2,992 square feet. Based on the lot area of 9,360 square feet, the maximum living area that can be built is 3,744 square feet. The proposed square footage will be 752 square feet less than the maximum square footage allowed. The building height of the dwelling will be 17 feet 6 inches. The R-1 zone allows for a maximum building height of 30 feet. The proposed first floor addition will meet the required interior side setbacks of 5 feet and 25 foot setback from the front and rear property lines.

The existing and renovated first floor area will include a family room, dining room, kitchen, laundry room, four bedrooms, four and a half bathrooms, a new front porch, and a new enclosed patio. Based on the total number of bedrooms, the existing two-car garage meets the required parking for the single-family dwelling.

Architecture

The existing house was built in 1959 has a mid-century architectural style with a hip roof and a combination of stone veneer, stucco, and wood siding materials. The new addition and existing exterior walls will have beige stucco with a smooth finish (La Habra, 475 Viejo). The new horizontal stone veneer (El Dorado, Fieldledge, Padova) will consist of warm and dark brown tones provided on the front elevations, portions of the side elevations, and rear elevations of the single-family dwelling. The windows will be dual-pane with a brown vinyl trim (Milgard, Style Line Series, Brown). The window trims will consist of precast stone moulding, and be painted brown (Dunn Edwards, Tea Bag, DE 6062) to match the fascia boards.

The new roof will have a hip roof design that is consistent with the hip roof design of the existing dwelling. The roof will have brown grey colored concrete roof tiles (Eagle Roof, Bel Air, 287 Brown Grey Range). The fascia boards will be painted brown (Dunn Edwards, Tea Bag, DE 6062). The rain gutters and downspouts will be painted to match the fascia boards. The decorative wall light fixtures (Lamps Plus, Delancy Wall Lantern, Iron Oxide finish) will be incorporated into the front elevation of the garage, front porch, and rear elevation. The new front entry door and 2 car garage doors will consist of wood and be stained to match the exterior colors of the home.

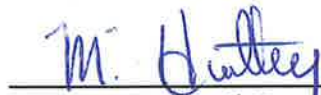
Landscaping

As part of the new construction of the single-family residential dwelling, the property will include new landscaping. The applicant is proposing to incorporate a porcelain tile (6"x18") on the ground level front and back patio areas. The proposed landscaping consists of a mixture of trees, shrubs and groundcovers. The proposed trees include 5 gallon boxes of Crape Myrtle, Jacaranda, Fruitless Olive, Sycamore, and Western Redbud. The proposed shrubs and groundcover include 1 gallon boxes of Inkberry, Flax, Oleander, Day Lily, Foxtail Agave, and mulches. Staff believes that the proposed contemporary architectural style with the landscaped areas is in keeping with the residential character of the area. Although no new irrigation system is proposed at this time staff has conditioned the project to have the applicant/property owner provide a water efficient drip irrigation system within the landscaped areas to minimize water run-off.

CONCLUSION:

Staff reviewed the application and believes the proposed second floor addition and exterior remodel of the dwelling are appropriately designed for the site and compatible with the surrounding residential neighborhood, with the recommended conditions. The proposed architectural style is a contemporary interpretation of mid-century architectural style, which fits within the character of the neighborhood.

Respectfully submitted,



Michael A. Huntley
Community and Economic Development Director

Attachments:

- Attachment 1: Conditions of Approval
- Attachment 2: Site, floor, and elevation plans
- Attachment 3: Color elevations
- Attachment 4: Existing site photographs

ATTACHMENT 2

Conditions of Approval

CONDITIONS OF APPROVAL:

1. All work performed must be in substantial conformance with the plans date-stamped December 14, 2017, unless changed by any of the succeeding conditions. Future modifications that are not in substantial conformance, as determined by the Planner, shall require modification of this approval subject to the provisions of MPMC § 21.36.120.
2. Quality of all finished work shall be per planner's approval before approval from Planning on building permit final.
3. The property must be kept free of trash and debris at all times.
4. The applicant/property owner must sign and have notarized an affidavit acknowledging acceptance of the conditions of approval and return it to the Planning Division within 30 days of the effective date of this approval, or prior to the issuance of Planning's stamp of approval for building permit.
5. This approval is for a new 1,357 square foot first floor addition and exterior remodel of the existing single-family dwelling with an attached two-car garage (case no. DRB-17-28), and is not an approval of building permits, which must be applied for separately with the Building Division.
6. A complete copy of these conditions, as approved, shall be listed on the second sheet of plans submitted for a building permit pertaining to this project.
7. All conditions of this approval must be complied with prior to issuance of Planning Division's final approval for building permits.
8. Decision by the Board will be finalized 10 days after the date of the meeting. Appeal of the Board's decision must be submitted on appropriate forms to the City Clerk prior to midnight of the tenth day. After the ten days are barring an appeal, you may submit your plans for approval and apply for permits.
9. All landscaped areas and existing irrigation system must be properly maintained at all times.
10. The HVAC Condenser unit must be located in the rear or interior side yard screened from public view and cannot be located any closer than 5 feet to a side or rear property line that abuts a residential zoned property.
11. At the time of plan check submittal, an irrigation plan must be submitted as part of the plan check submission. The irrigation plan must show the use of a water efficient irrigation system, such as drip irrigation, within the landscape planter areas, subject to the review and approval of the Planner. The irrigation system must be installed and operating prior to final inspection.
12. At the time of Plan check, the elevation plans shall include wall light fixtures incorporated into the front elevation of the garage, front porch, and rear elevation.

13. At the time of Plan check, the Elevation plans shall show roof drainage with the rain gutters painted brown (Dunn Edwards, Tea Bag, DE 6062) and the downspouts painted to match the exterior building colors, subject to the review and approval of the Planner.



Design Review Board Staff Report

DATE: April 17, 2018

AGENDA ITEM NO: 3-C

TO: Design Review Board

FROM: Michael A. Huntley, Community and Economic Development Director

BY: Candice Carrasco, Planning Intern

SUBJECT: Addition to single-family residential dwelling greater than 2,000 square feet – 656 Kempton Avenue (DRB-18-04)

RECOMMENDATION:

It is recommended that the Design Review Board consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approve the requested Design Review Board (DRB-18-04) application, subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15301, Class 1 (Existing Facilities) (e) (1) Addition to an existing structure provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition.

EXECUTIVE SUMMARY:

The proposed project was continued from the meetings of March 20, 2018 and April 3, 2018 due to a lack of quorum.

Respectfully submitted,



Michael A. Huntley
Community and Economic Development Director

Attachments:

- Attachment 1: Design Review Board Staff Report, dated March 20, 2018
- Attachment 2: Conditions of Approval

ATTACHMENT 1

Design Review Board Staff Report dated March 20, 2018



Design Review Board Staff Report

DATE: March 20, 2018

AGENDA ITEM NO: 3-D

TO: Design Review Board

FROM: Michael A. Huntley, Community and Economic Development Director

BY: Candice Carrasco, Planning Intern

SUBJECT: Addition to single-family residential dwelling greater than 2,000 square feet – 656 Kempton Avenue (DRB-18-04)

RECOMMENDATION:

It is recommended that the Design Review Board consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approve the requested Design Review Board (DRB-18-04) application, subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15301, Class 1 (Existing Facilities) (e) (1) Addition to an existing structure provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition.

EXECUTIVE SUMMARY:

The representative Kenneth Martin Krause, on behalf of the property owners, Martin and Geraldine Krause, is requesting design review approval for an addition to an existing single-family dwelling that will result in a total square footage greater than 2,000 square feet at 656 Kempton Avenue. The property is zoned R-1 (Single-Family Residential) and is designated LDR (Low Density Residential) in the General Plan.

Property Description

The property is located on the south side of Kempton Avenue. The lot is 6,700 square feet in size, and is currently developed with a 1,361 square foot single-story single-family residential dwelling with an attached 2-car turn-in garage.

Site Analysis

The surrounding properties located to the north, south, east and west are zoned R-1 and developed with single-family residential properties. The subject and adjacent properties are on a hillside and relatively flat. The design and character of the surrounding residential dwellings have a mid-century architectural style consisting of single-story and two-story dwellings with attached 2-car garages, and a mixture of hip and gable roof designs built in the early 1950's.

Project Description

The applicant is proposing a new 81 square foot first floor addition, 1,226 square foot second floor addition, and exterior remodel of the existing dwelling. The total living area will be 2,668 square feet. Based on the lot area of 6,700 square feet, the maximum living area that can be built is 2,680 square feet. The proposed square footage will be 12 square feet less than the maximum square footage allowed. The building height of the dwelling will be 26 feet. The R-1 zone allows for a maximum building height of 30 feet. The proposed second floor addition will meet the required interior side setback of 5 feet for the first floor, side setback of 10 feet for the second floor, and 25 foot setback from the front and rear property lines.

The existing and renovated first floor area will include a family room, kitchen, breakfast nook, dining room, laundry room, two bedrooms, two bathrooms, an elevator, stairs to the second story, and new front porch. The new second floor addition includes two bedrooms with walk-in closets, two bathrooms, a front balcony, front deck, rear deck, and second floor level elevator. Based on the total number of bedrooms, the existing two-car garage meets the required parking for the single-family dwelling.

Architecture

The existing house was built in 1951 and has a mid-century architectural style with a gable roof and stucco siding. The new addition and existing exterior walls will be painted tan, stucco with a flat finish (Behr, "Winter's Parchment" Tan #TC-15). The window stools and stucco mould will be painted brown (Behr, "Bear Rug" Brown, #TC-01). The windows will be a combination of single hung and double hung dual-pane windows with vinyl trim (Milgard, Tuscany Series, White).

The new roof of the second floor will have a gable roof design that is consistent with the gable roof design of the existing dwelling. The new roof of the first floor will consist of a hip roof design to accommodate the first floor side and rear setbacks. The roof will have asphalt shingle roof tiles (Tru Definition Shingle Roofing, Shasta White). The fascia boards will be painted brown (Behr, "Bear Rug" Brown, #TC-01). The 5 inch aluminum rain gutters (OGEE Gutter) and downspouts will be painted to match the fascia boards and stucco walls. The second floor front balcony, front deck, and rear deck floor will be stained light brown (Behr Premium, Transparent, Golden Honey T-170). The 36 inch high wood railings, posts, and decorative wood corbels will be painted beige (Behr Premium, Flat, Dune MS-22) to compliment the exterior stucco walls. The decorative wall light fixtures (Black Honeywell LED Outdoor Wall mounted lantern, #SS010-08) will

be incorporated into the front elevation of the second floor balcony and deck, first floor west side elevation, and first and second floor rear elevation.

Landscaping

Furthermore, the applicant is proposing to maintain the existing landscape and no alternations are proposed at this time. The current landscaping includes a variety of plants, shrubs, groundcover, and grass. A condition of approval has been included that requires the property owner to properly maintain the current landscaping and irrigation system at all times.

CONCLUSION:

Staff reviewed the application and believes the proposed second floor addition and exterior remodel of the dwelling are appropriately designed for the site and compatible with the surrounding residential neighborhood, with the recommended conditions. The proposed architectural style is a contemporary interpretation of mid-century architectural style, which fits within the character of the neighborhood.

Respectfully submitted,



Michael A. Huntley
Community and Economic Development Director

Attachments:

- Attachment 1: Conditions of Approval
- Attachment 2: Site, floor, and elevation plans
- Attachment 3: Color elevations
- Attachment 4: Existing site photographs

ATTACHMENT 2

Conditions of Approval

CONDITIONS OF APPROVAL:

1. All work performed must be in substantial conformance with the plans date-stamped February 26, 2018, unless changed by any of the succeeding conditions. Future modifications that are not in substantial conformance, as determined by the Planner, shall require modification of this approval subject to the provisions of MPMC § 21.36.120.
2. Quality of all finished work shall be per planner's approval before approval from Planning on building permit final.
3. The property must be kept free of trash and debris at all times.
4. The applicant/property owner must sign and have notarized an affidavit acknowledging acceptance of the conditions of approval and return it to the Planning Division within 30 days of the effective date of this approval, or prior to the issuance of Planning's stamp of approval for building permit.
5. This approval is for a new 1,226 square foot second floor addition, 81 square foot first floor addition, and exterior remodel of the existing single-family dwelling with an attached two-car garage (case no. DRB-18-04), and is not an approval of building permits, which must be applied for separately with the Building Division.
6. A complete copy of these conditions, as approved, shall be listed on the second sheet of plans submitted for a building permit pertaining to this project.
7. All conditions of this approval must be complied with prior to issuance of Planning Division's final approval for building permits.
8. Decision by the Board will be finalized 10 days after the date of the meeting. Appeal of the Board's decision must be submitted on appropriate forms to the City Clerk prior to midnight of the tenth day. After the ten days are barring an appeal, you may submit your plans for approval and apply for permits.
9. All landscaped areas and existing irrigation system must be properly maintained at all times.
10. The HVAC Condenser unit must be located in the rear or interior side yard screened from public view and cannot be located any closer than 5 feet to a side or rear property line that abuts a residential zoned property.



Design Review Board Staff Report

DATE: April 17, 2018

AGENDA ITEM NO: 3-D

TO: Design Review Board

FROM: Michael A. Huntley, Community and Economic Development Director

BY: Candice Carrasco, Planning Intern

SUBJECT: Addition to single-family residential dwelling greater than 2,000 square feet – 332 Bluffdale Street (DRB-18-05)

RECOMMENDATION:

It is recommended that the Design Review Board consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approve the requested Design Review Board (DRB-18-05) application, subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15301, Class 1 (Existing Facilities) (e) (1) Addition to an existing structure provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition.

EXECUTIVE SUMMARY:

The applicant, Teresa Vargas of Vargas Design, on behalf of the property owner, Carlos Hernandez, is requesting design review approval for an addition to an existing single-family dwelling that will result in a total square footage greater than 2,000 square feet at 332 Bluffdale Street. The property is zoned R-1 (Single-Family Residential) and is designated LDR (Low Density Residential) in the General Plan.

Property Description

The property is located on the north side of Bluffdale Street. The lot is 7,890 square feet in size, and is currently developed with a 1,398 square foot single-story single-family residential dwelling with an attached 2-car turn-in garage.

Site Analysis

The surrounding properties located to the north, south, east and west are zoned R-1 and developed with single-family residential properties. The subject and adjacent properties are relatively flat. The design and character of the surrounding residential dwellings have a mid-century tract and contemporary architectural styles, consisting of single and two-story dwellings with attached 2-car garages, with hip and gable roof designs built in the late 1940's, early 1950's.

Project Description

The applicant is proposing an interior remodel, 499 square foot first floor addition, a new 1,318 square foot second floor addition, and exterior remodel of the existing dwelling. The total living area will be 3,131 square feet. Based on the lot area of 7,890 square feet, the maximum living area that can be built is 3,156 square feet. The proposed square footage will be 25 square feet less than the maximum square footage allowed. The height of the dwelling will be 29 feet 5 inches. The R-1 zone allows for a maximum building height of 30 feet. The proposed second floor addition will meet the required side setback of 10 feet for the second floor, and 25 foot setback from the rear property line and 20 foot setback from the front property line according to Resolution No. 22 1/5-50.

The first floor will include a living room, dining area, kitchen, bedroom, bathroom, storage room, hall closet, laundry room, stairway to the second floor, and a new front porch. The new second floor addition includes three bedrooms, two bathrooms, a second floor front balcony with access to the master bedroom, a hallway with access to the rear covered balcony, and a stairway to the first floor. Based on the total number of bedrooms, the existing two-car garage meets the required parking for the single-family dwelling.

Architecture

The existing house was built in 1951 and has a mid-century tract architectural style with a hip roof style and stucco siding. The applicant is proposing to remodel the exterior materials of the existing dwelling by replacing the stucco siding with new stucco and paint to keep consistent with the existing dwelling. The new addition and existing exterior walls will have tan stucco walls with a smooth finish (La Habra Stucco, Super Fine Texture Finish, "830 Clay 40"). The new roof of the second floor will have a gable roof design that is consistent with the gable roof design of the existing surrounding residential dwellings. The roof will have gray colored flat concrete tiles (Boral USA, Lightweight concrete tile, Saxony Shake 600/700, Product 0942-0047, Stone Mountain Blend) to emulate the concrete roofing material from the surrounding residential dwellings. The fascia boards will be painted white (Behr, N330A – Milk Paint N330-1). The proposed rain gutters will be white vinyl (Genova, Repla K) to match the fascia boards and the downspouts will be metal, painted gray, to match the exterior walls.

The front and rear balconies will have a gable roof to match the dwelling, and 42 inch high bronze wrought iron (Isaac's Ironworks, Exterior Balcony Railing #10) guardrails. The applicant is proposing to install bronze fiberglass framed windows in a combination of sliding, and single hung styles (Integrity by Marvin Windows and Doors; Ultrex Fiberglass; Bronze). The windows trims will be super fine texture stucco treated, painted white (La Habra Stucco, Super Fine Texture Finish, "81 Oatmeal 68"). The new entry doors on the front (north) elevation will be natural mahogany wood doors with dual glass and iron detail (ETO Doors, Model Mahogany Tuscany 1-3/4"). The other exterior doors will be bronze framed aluminum folding glass doors (Fleetwood Windows and Doors, Thermally Broken Aluminum, Series 3600-T Folding Doors, 3L3R configuration). The applicant is proposing to use decorative modern wall light fixtures (Lamps Plus, Kichler Courtyard Outdoor Wall Light, Style #3C025, Bronze Finish) on the first floor front elevation. The exterior of the detached two car garage will be remodeled to match the design, material, and colors of the renovated home.

Landscaping

No alternations are proposed to the existing landscaping and irrigation system. The current landscaping includes sod and shrubs. A condition of approval has been included to maintain the current landscaping and irrigation system.

CONCLUSION:

Staff reviewed the application and believes the proposed second floor addition and exterior remodel of the dwelling are appropriately designed for the site and compatible with the surrounding residential neighborhood, with the recommended conditions. The proposed architectural style is a mid-century architectural style, which fits within the character of the neighborhood.

Respectfully submitted,



Michael A. Huntley
Community and Economic Development Director

Attachments:

- Attachment 1: Conditions of Approval
- Attachment 2: Site, floor, and elevation plans
- Attachment 3: Color elevations
- Attachment 4: Existing site photographs

ATTACHMENT 1

Conditions of Approval

CONDITIONS OF APPROVAL:

1. All work performed must be in substantial conformance with the plans date-stamped March 1, 2018, unless changed by any of the succeeding conditions. Future modifications that are not in substantial conformance, as determined by the Planner, shall require modification of this approval subject to the provisions of MPMC § 21.36.120.
2. Quality of all finished work shall be per planner's approval before approval from Planning on building permit final.
3. The property must be kept free of trash and debris at all times.
4. The applicant/property owner must sign and have notarized an affidavit acknowledging acceptance of the conditions of approval and return it to the Planning Division within 30 days of the effective date of this approval, or prior to the issuance of Planning's stamp of approval for building permit.
5. This approval is for a 499 square foot first floor addition, a new 1,318 square foot second floor addition, and exterior remodel of the existing dwelling with an attached two-car garage (case no. DRB-18-05), and is not an approval of building permits, which must be applied for separately with the Building Division.
6. A complete copy of these conditions, as approved, shall be listed on the second sheet of plans submitted for a building permit pertaining to this project.
7. All conditions of this approval must be complied with prior to issuance of Planning Division's final approval for building permits.
8. Decision by the Board will be finalized 10 days after the date of the meeting. Appeal of the Board's decision must be submitted on appropriate forms to the City Clerk prior to midnight of the tenth day. After the ten days are barring an appeal, you may submit your plans for approval and apply for permits.
9. All landscaped areas and existing irrigation system must be properly maintained at all times.
10. The HVAC Condenser unit must be located in the rear or interior side yard screened from public view and cannot be located any closer than 5 feet to a side or rear property line that abuts a residential zoned property.

ATTACHMENT 2

Site, floor, and elevation plans

ATTACHMENT 3

Color Elevations

ATTACHMENT 4

Site photographs



Design Review Board Staff Report

DATE: April 17, 2018

AGENDA ITEM NO: 3-E

TO: Design Review Board

FROM: Michael A. Huntley, Community and Economic Development Director

BY: Candice Carrasco, Planning Intern

SUBJECT: New single-family residential dwelling with an attached 3-car garage –
1365 Light View Street (DRB-18-06)

RECOMMENDATION:

It is recommended that the Design Review Board consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approve the requested Design Review Board (DRB-18-06) application, subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15303, Class 3 (New Construction or Conversion of Small Structures) in that the project consists of the development of a single-family residential dwelling in an urbanized area that is zoned for residential use.

EXECUTIVE SUMMARY:

The applicant, Kamen Lai, of Elite Design Development Inc., on behalf of the property owner, Le Mekdara, is requesting design review approval for the construction of a new 3,015 square foot 2-story (4-bedroom) single-family residential dwelling with an attached 3-car garage. The property is located on the west side of the street. The subject site has a total lot area of 8,000 square feet in size. The property is zoned R-1 (Single-Family Residential) and is designated LDR (Low Density Residential) in the General Plan.

Site Analysis

The surrounding properties located to the north, south, east and west are zoned R-1 and developed with single-family residential properties. The design and character of the surrounding residential dwellings have a mid-century architectural style, consisting of single story dwellings with attached 2-car garages, built in the late 1950's.

Project Description

The applicant is proposing to construct a 3,015 square foot 2-story (4-bedroom) single-family residential dwelling with an attached 648 square foot 3-car garage. Based on the lot area of 8,000 square feet, the maximum living area that can be built is 40% or 3,200 square feet. The R-1 zone allows for a maximum building height of 30 feet. The residential dwelling will be 2-stories and will have a maximum building height of 26 feet 4 inches. The first level will have a living room with access to the front covered porch, a family room with access to the rear covered patio, a dining room, kitchen, walk-in pantry, a powder room, a bedroom with a bathroom, a fireplace, and stairs to the second floor. The second floor will have a den with access to the second floor front covered deck, a master bedroom with a walk-in closet, master bathroom, and access to the second floor rear covered balcony, two bedrooms, two bathrooms, and a laundry room.

Single-family residential dwellings with 4 bedrooms require 2 enclosed garage spaces. Based on the number of bedrooms, the proposed 2-story residential single-family dwelling will provide an attached 3-car garage. The proposed project will meet the required first floor setbacks of 5 feet, second floor setback of 10 feet, 25 feet from the front, and 25 feet from the rear property lines.

Architecture

The proposed residential dwelling is a Cape Cod architectural style. The first and second floor of the dwelling will have fiber cement plank siding (Hardie Plank Fiber Cement Lap Siding, smooth finish) painted white (James Hardie, Artic White). The dwelling roof will have a mixture of hip and gable roof designs at varying heights of the dwelling. The roof will have gray color concrete tile roof (Eagle Roofing, Ponderosa Finish, 5503 Sierra Madre) to match the gray garage doors and stone veneer on the front elevation. The posts for the front covered porch, rear covered patio, second floor front deck, and second floor rear deck will consist of white fiber cement panels with a smooth finish (James Hardie, Fiber Cement Panel, Smooth, Artic White) to match exterior siding of the home. The front covered porch and rear covered patio posts will feature gray stone veneer (El Dorado Stone, Cliffstone, Baniff Springs) to match the exterior of the chimney. The front porch and the second floor balcony will have a composite wood railing system on the front and rear elevations (Trex Transcend Composite Railing, Color: Rope Swing).

The applicant is proposing to use a combination of single hung dual pane white vinyl frame windows throughout the home, and two panel sliding doors (Jeld-Wen, Premium Vinyl, White) on the rear elevation. Some windows on the second floor of each elevation, will have wood shutters to be painted burgundy (Timberlane Premium Wood Shutter, Through-Style Louver, Color: Burgundy), as an added feature to the design. The decorative main entry door will be comprised of fiberglass, include a 3-panel rectangular glass design, and be painted burgundy (MMI Door Company, Low-E Glass Craftsman 2-Panel 3-Lite Clear Fiberglass Smooth with shelf) to match the window shutters. The garage doors will consist of sectional decorative steel with a gray finish

and square windows (Clopay Steel Sectional Door, Gallery Collection, Long Square Grille) to compliment the gray roof tiles. The applicant is also proposing to incorporate decorative outdoor wall light fixtures (The Great Outdoors Wall Light, Bridgeport, Black Finish, Textured Etched Frosted Glass or equal) on all first floor elevations of the dwelling.

Landscaping

As part of the new construction of the 2-story residential dwelling, the property will include new drought tolerant landscaping. The proposed landscaping consists of a mixture of shrubs, perennials, trees, and ground covers. The proposed drought tolerant shrubs include 5-gallon box size of Foxtail Agave, Autumn Sage, White Cloud Manzanita, and 1-gallon box size of Yarrow, Point Reyes Ceanothus, and Red Yucca in the front yard. The proposed ground covers include Cape Weed, Blue Chalksticks, and Cotton Lavender in the front yard area and Dwarf Germander, Sisikyou Blue Fescue, and Cape Weed in the north side yard area. The proposed 24 inch box size trees include Desert Museum Palo Verde, Western Redbud, Common Manzanita, and the existing palm trees in north side yard. A mixture of 1 gallon and 5 gallon perennials and shrubs will also be included in the side yard. Staff believes that the proposed colonial and contemporary architectural style with the landscaped areas is in keeping with the residential character of the area. Although no irrigation plans were submitted for review a condition of approval has been added to have the applicant at the time of plan check submit a water efficient irrigation plan.

CONCLUSION:

Staff reviewed the application and believes the proposed 2-story single-family residential dwelling with the attached 3-car garage is appropriately designed for the site and compatible with the surrounding residential neighborhood, with the recommended conditions. The proposed architectural style fits within the character of the neighborhood.

Respectfully submitted,



Michael A. Huntley
Community and Economic Development Director

Attachments:

- Attachment 1: Conditions of Approval
- Attachment 2: Site, floor, and elevation plans
- Attachment 3: Color elevations
- Attachment 4: Existing site photographs

ATTACHMENT 1

Conditions of Approval

CONDITIONS OF APPROVAL:

1. All work performed must be in substantial conformance with the Architectural design plans date-stamped March 2, 2018, unless changed by any of the succeeding conditions. Future modifications that are not in substantial conformance, as determined by the Planner, shall require modification of this approval subject to the provisions of MPMC § 21.36.120.
2. Quality of all finished work shall be per planner's approval before approval from Planning on building permit final.
3. The property must be kept free of trash and debris at all times.
4. The applicant/property owner must sign and have notarized an affidavit acknowledging acceptance of the conditions of approval and return it to the Planning Division within 30 days of the effective date of this approval, or prior to the issuance of Planning's stamp of approval for building permit.
5. This approval is for a new 3,015 square foot 2-story (4-bedroom) single-family residential dwelling with an attached 3-car garage (case no. DRB-18-06), and is not an approval of building permits, which must be applied for separately with the Building Division.
6. A complete copy of these conditions, as approved, shall be listed on the second sheet of plans submitted for a building permit pertaining to this project.
7. All conditions of this approval must be complied with prior to issuance of Planning Division's final approval for building permits.
8. Decision by the Board will be finalized 10 days after the date of the meeting. Appeal of the Board's decision must be submitted on appropriate forms to the City Clerk prior to midnight of the tenth day. After the ten days are barring an appeal, you may submit your plans for approval and apply for permits.
9. All landscaped areas and existing irrigation system must be properly maintained at all times.
10. The HVAC Condenser unit must be located in the rear or interior side yard screened from public view and cannot be located any closer than 5 feet to a side or rear property line that abuts a residential zoned property.
11. An irrigation plan must be submitted as part of the plan check submission. The irrigation plan must show the use of a water efficient irrigation system, such as drip irrigation, within the landscape planter areas, subject to the review and approval of the Planner.

ATTACHMENT 2

Site, floor, and elevation plans

ATTACHMENT 3

Color Elevations

ATTACHMENT 4

Site photographs